



महाराष्ट्र MAHARASHTRA

○ 2022 ○

04AA 350082

प्रधान न्यायिक कार्यालय, मुंबई.
प.सु.वि.क. ८०००००६
24 MAR 2022
सक्षम अधिकारी



श्री. वि. मसुरकर

The stamp paper forms integral part of Form B executed by Mr. Deependra Gupta –
Director of Impactum Land and Development Private Limited.





FORM - 'B'
[See rule 3(4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY
THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Deependra Gupta, Director of Impactum Land and Development Private Limited having its Office at 7th Floor, Lodha Excelus, Apollo Mills Compound, N.M. Joshi Marg, Mahalaxmi, Mumbai - 400011, the Promoter of the proposed project known as "Foothills of Matheran - P 1" duly authorized by the Promoter of the Project vide their Board Resolution dated 23.03.2022;

I, Deependra Gupta duly authorized by the Promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. The Promoter is in process of developing in a phase wise manner a land admeasuring approximately 1,08,341 sq. meters or thereabouts at Village Pimploli, Taluka Karjat, Dist. Raigad, Maharashtra (Larger Land). The present proposed project "Foothills of Matheran - P 1" is located at Village Pimploli, Taluka Karjat, Dist. Raigad, Maharashtra.
2. That, Promoter has a legal title to the land on which the development of the project is proposed

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

3. The Project Land is free from all encumbrances.
4. That the time period within which the project shall be completed by me/Promoter is 30th June 2025.

5. For new projects

- a. That, seventy per cent of the amounts realized by Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

6. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

7. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

8. That, promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.





That, promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

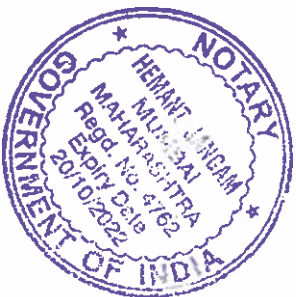

Deponent

Verification

I, Deependra Gupta, the deponent above named do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 17th day of May 2022 


Deponent



BEFORE ME

HEMANT JANGAM
NOTARY
Government of India

Reg. No. NW/2KX/14
Sr. No. 360 Pg. No. 5
Date: 17/5/2022

